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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>2137 Leroy Place, NW</b>	Agenda
Landmark/District:	<b>Sheridan-Kalorama Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>January 26, 2023</b>	<b>X</b> Alteration
H.P.A. Number:	<b>23-103</b>	New Construction
		Demolition

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Owner Rafael Romeu, with plans prepared by architect Stephen Strasser, seeks conceptual design review for a three-story addition on the rear of a townhouse in the Sheridan Kalorama Historic District.

**Property History and Description**

The property is occupied by a bay-fronted, three-story, red brick rowhouse which features extensive corbelling and Romanesque Revival stone detailing. Designed and constructed in 1896 by architect Jason Hill, it is an early house for Sheridan-Kalorama, illustrative of the end of the Victorian era just prior to the emergence of the classical and colonial revival era that came to typify this historic district.

**Proposal**

The proposal calls for removing a small, non-original one-story addition and replacing it with a three-story addition. The addition would be composed of two masses, one projecting slightly further out than the other; the recessed mass would contain open porches on each floor. The addition would be clad in stucco with paired double hung windows.

**Evaluation**

The addition would have slight visibility from the street through the open side yard of the adjacent property at 2141 Leroy Place but is compatible in size, scale, massing, materials and fenestration with the Sheridan-Kalorama Historic District. While not intended as a requirement, the applicants may want to consider tinting the stucco of the addition to relate it to the color and tone of the building's brick.

**Recommendation**

*The HPO recommends that the Board find the concept for the rear addition to be compatible with the Sheridan Kalorama Historic District, and that final approval be delegated to staff.*

*Staff contact: Steve Callcott*